

BOARD MEMBERS

Robert E. Thomas

Chairperson
Council District 5

Debra T. Walker

Vice Chairperson
Council District 6

Robert G. Weed

Council District 1

Vivian Teague

Council District 2

Elois Moore

Council District 3

Michelle L. West

Council District 4

Anthony Sherman

Council District 7



City of Detroit
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 212
Detroit, Michigan 48226
Phone: (313) 224-3595
Fax: (313) 224-4597
Email: boardofzoning@detroitmi.gov

JAMES W. RIBBRON
Director

BOARD OF ZONING
APPEALS STAFF:

THOMINA DAVIDSON
APRIL PUROFOY
DEJA SAMMONS

REGULAR MEETING OF
NOVEMBER 16, 2021

In accordance with Section 5(4) of the Michigan Open Meetings Act, MCL 15.265(4), The Board of Zoning Appeals will hold its meetings by **ZOOM** you can either call in or join by web. We encourage the public to use one of the following:

The Telephone Numbers Are:
(312) 626-6799 or (213) 338-8477, Meeting ID: 82469728510

If You Are Joining By Web The Link Is:
<https://cityofdetroit.zoom.us/j/82469728510>

If you need additional information regarding this meeting, you can contact either James Ribbron: (313) 939-1405 or Thomina Davidson: (313) 224-3432

DOCKET

- I. **OPENING:**
 - A. **CALL TO ORDER.....9:00 A.M.**
 - B. **ROLL CALL.....**
- II. **PROCEDURAL MATTERS –**
- III. **MINUTES:**
 - A. **APPROVAL OF MINUTES: November 9, 2021**
- IV. **COMMUNICATIONS:**
- V. **MISCELLANEOUS BUSINESS:**
- VI. **PUBLIC HEARING**

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at **(313) 224-4950**, through the TTY number 711, or email at **crio@detroitmi.gov** to schedule these services.

This Meeting is open to all members of the public under Michigan’s Open Meetings Act

9:15 a.m. **CASE NO.:** 35-21

APPLICANT: Andrew Kuhn

LOCATION: 17437 Third Ave. Ste. 100 between Merton and Whitmore Rd in R5-H
(Medium Density Residential-Historic)-City Council District #2

LEGAL DESCRIPTION OF PROPERTY: W THIRD 470 469 MERRILL-PALMER SUB
L45 P54-5 PLATS, W C R 2/152 75.98 IRREG

PROPOSAL: Andrew Kuhn is requesting to re-establish an existing nonconforming warehouse and storage with accessory Office in an R5-H (Medium Density Residential-Historic). No modification of any provision of any zoning grant that is issued by the Board of Zoning Appeals, shall be permitted, unless such modification shall have been approved subsequent to a public hearing as required for the use. Also, deficient parking, loading, right of way screening, wheel stops, and residential screening. (Sections 50-4-200 Zoning Grant Modifications, 50-15-27 Required Findings(non-conforming), 50-15-28 Eligibility for re-establishment and 50-4-131 (1&6) Permitted Dimensional Variances and 50-4-121 Approval Criteria.)AP

10:15 a.m. **CASE NO.:** 46-21

APPLICANT: James T. Christopher

LOCATION: 500-550 W. Fort Street between First and Second in a B5 - (Major Business District)-City Council District #6

LEGAL DESCRIPTION OF PROPERTY: N FORT 11-12 AND S 10 FT VAC ALLEY ADJ BLK
21 CASS FARM SUB L12 P324 CITY RECORDS, W C R 4/5 100 X 140; N
W FORT E 25 FT OF 9 10 AND S 10 FT VAC ALLEY ADJ BLK 21 CASS
FARM SUB L12 P324 CITY RECORDS, W C R 4/5 75 X 140

PROPOSAL: James T. Christopher request dimensional variances to construct a 56-space parking lot located on a 56-space parking lot with 1,008 square feet of interior landscaping and no right of way screening. This use allowed BY-RIGHT within the Central Business District in a B5 - (Major Business District). The Board of Zoning Appeals shall be authorized to hear dimensional variance requests for matters that are beyond the scope of Buildings and Safety Engineering Department ten percent (10%) administrative adjustments for a variance of the minimum setback. Deficient parking, Deficient right of way screening and deficient interior landscaping; Deficiencies - Sec. 50-14-232-Parking Lot Aisle Widths • Per the Zoning Ordinance, parking lots with 90 degree parking spaces, require a minimum aisle width of 20'. • Per the site plan, proposed aisle widths vary from 17.96' to 21.42'. The narrowest drive aisle is 2.04' deficient. In order to come into compliance, the petitioner will need to petition the Board for a dimensional variance for this deficiency. Sec. 50-14-226 Parking Lot Drainage, Sec. 50-14-342 (1)(a, b)-Right of Way Screening (Fort St. and First St.) • Per the Zoning Ordinance, Off-street parking areas that are visible from a public street shall include a landscape buffer strip with a minimum width of five feet between the off-street parking area and the right-of-way, a street tree very 30' and a continuous hedge, berm or masonry wall 30-36" in height are also required. • Per the site plan, no opaque screening and no 5' setback have been provided. The applicant is asking for the Board to allow them to retain the existing (non-opaque) black cyclone fencing as their screening. In order to come into compliance, the petitioner will need to obtain a variance from the Board to allow an alternative, non-opaque material for screening and a dimensional variance for the required 5' landscaped setback (Sections 50-4-131(6) - Permitted dimensional variances and 50-4-121 Approval Criteria.)AP

11:15 a.m. **CASE NO.:** 58-21

APPLICANT: Ashley Patterson

LOCATION: 20411 Van Dyke between Savage and Eight Mile Road. in a B4 - (General Business District)-City Council District #3

LEGAL DESCRIPTION OF PROPERTY: W VAN DYKE 79 THRU 81 EXC VAN DYKE AVE AS
WD BASE LINE SUB L45 P82 PLATS, W C R 15/258 60 X 93.14A

PROPOSAL: Ashley Patterson appeals the decision of the Buildings Safety and Engineering and Environmental Department (BSEED SLU2021-00019) which DENIED the establishment of a Rental Hall; 3,300 (suite A) square feet of the 5,070 square foot building located at 20411 Van Dyke. The Board of Zoning Appeals shall hear and decide appeals from and review any order, requirement, decision, or determination that is made by an administrative official in the administration of this Zoning Ordinance, or any decision made by the Buildings and Safety Engineering Department involving Conditional Uses, Regulated Uses, or Controlled Uses, or any denial of a site plan by the Planning and Development Department. Sections 50-4-101 Jurisdiction over Appeals of Administrative Decisions and Sec. 50-3-281 General approval criteria AP

VII. PUBLIC COMMENT / NEW BUSINESS
 Next Hearing Date: November 23, 2021

VIII. ADVISEMENTS / OLD BUSINESS

IX. MEETING ADJOURNED